LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for April 28, 2004 PLANNING COMMISSION MEETING

P.A.S.: Street and Alley Vacation #04002

PROPOSAL: Vacate the remaining portion of 47th Street right-of-way between the

north line of "W" Street and the south line of the vacated Missouri Pacific

Railroad right-of-way.

LOCATION: 47th and "W" Streets.

LAND AREA: 9,660 square feet, more or less.

CONCLUSION: The vacation of this portion of 47th Street conforms to the

Comprehensive Plan provided easements are retained for public

utilities.

RECOMMENDATION: Conforms to the Comprehensive Plan

GENERAL INFORMATION:

LEGAL DESCRIPTION: The remaining portion of the N. 47th Street right-of-way between the north line of W Street and the south line of the vacated Missouri Pacific Railroad right-of-way, located in the NW 1/4 of Section 20 T10N R7E, Lancaster County, Nebraska

SURROUNDING LAND USE AND ZONING:

North: MoPac trail H-2 Highway Business
South: Commercial H-2 Highway Business
East: Commercial H-2 Highway Business
West: Commercial H-2 Highway Business

HISTORY:

Jun 1995 Administrative Final Plat #95028 Hotovy Heights was approved. Lot 1 included

the 47th Street right-of-way that had already been vacated.

Nov 1994 Street and Alley Vacation #94012 approved vacating the west 30 feet of 47th

Street in this location.

COMPREHENSIVE PLAN SPECIFICATIONS: The Land Use Plan identifies this area as Commercial. (F 25)

UTILITIES: Alltel, LES, and Time-Warner Cable all have facilities within this right-of-way

and have requested easements for existing and future facilities.

ANALYSIS:

- 1. This is a request to vacate the remaining portion of 47th Street located between "W" Street and the MoPac trail.
- 2. The other half of the original 60' right-of-way has been vacated and platted over. This right-of-way was never paved, although it does currently contain utilities.
- 3. This vacation will not leave any lots without street frontage.
- 4. The Parks and Recreation Department considered the option of retaining a trail easement from "W" Street to the MoPac trail, but chose not to.
- 5. Three of the four applicants have expressed an intention to purchase the entire right-of-way if vacated.
- 6. Easements should be retained for existing and future utility facilities.

BEFORE THE VACATION REQUEST IS SCHEDULED ON THE CITY COUNCIL AGENDATHE FOLLOWING MUST BE COMPLETED:

- 1.1 The provisions of Chapter 14.20 of the Lincoln Municipal Code must be met.
- 1.2 Easements must be retained over the entire vacated area for existing and future utilities.

Prepared by:

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Date: April 14, 2004

Applicants: Thu H. and Tommy Le

7425 Stevens Ridge Road

Lincoln, NE 68516

466.4556

Triton Enterprises, Inc. 921 North 48th Street Lincoln, NE 68504

466.7811

Randall and Suzanne Nelson 6320 Yellowstone Circle

Lincoln, NE 68510

488.2690

Lincoln Goodyear Employees Federal Credit Union

4638 "W" Street Lincoln, NE 68506

Owners: Same as Applicants.

Contacts: Same as Applicants.



Street & Alley Vacation #04002 N 47th & W St.

2002 aerial

Holdrege St.

Zoning: R-1 to R-8Reside

dential District

ΑG Agricultural District AGR Agricultural Residential District

R-C Residential Convervation District 0-1 Office District

0-2 Suburban Office District

0-3 Office Park District

Residential Transition District

B-1 Local Business District

B-2 Planned Neighborhood Business District

B-3 Commercial District B-4

Lincoln Center Business District

B-5 Planned Regional Business District H-1 Interstate Commercial District

H-2 Highway Business District

H-3 Highway Commercial District H-4 General Commercial District

I-1 Industrial District

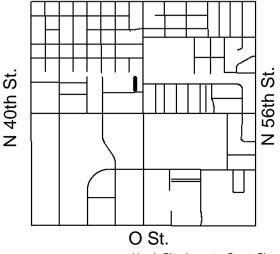
I-2 Industrial Park District

I-3 **Employment Center District** Public Use District

Zoning Jurisdiction Lines City Limit Jurisdiction

One Square Mile

Sec. 20 T10N R7E



Lincoln City - Lancaster County Planning Dept